



GREEN ACRES

LOCAL GOVERNMENT UNIT AND NONPROFIT GUIDE

Preliminary Assessment

It is the intention of Green Acres not to assist in the acquisition of land which, when used for recreation and conservation purposes, will pose a threat to public health. Green Acres policy requires a review of all proposed project sites for evidence of the past use of properties as landfills, hazardous waste production, storage or disposal sites, or for the adverse effects resulting from such sites in proximity to proposed parklands. This necessitates a careful assessment of each site being considered for acquisition, and/or development. A preliminary assessment that incorporates a thorough review of environmental records, of historical aerial photography, and careful inspection of the property, provides reasonable assurance that areas of concern that may pose a threat to public health and the environment will be identified and properly addressed.

A local government unit or nonprofit must obtain and submit to Green Acres a preliminary assessment on any site to be acquired or developed. The preliminary assessment must contain the information required under the Department's Technical Requirements for Site Remediation, N.J.A.C. 7:26E. The local government unit or nonprofit must address any areas of concern identified in the preliminary assessment to the Department's satisfaction before Green Acres disburses its funding.

If the preliminary assessment is completed in compliance with the Technical Requirements for Site Remediation, the costs of the preliminary assessment are eligible for Green Acres funding. Also eligible is further testing, as determined by the Department based on findings and recommendations of the preliminary assessment. Remediation work done to address any areas of concern that are identified in the preliminary assessment, or by other means, are not eligible for Green Acres funding but may be eligible for assistance by other programs within the Department of Environmental Protection.

Procedures

After a project is approved, Green Acres will send a procedural letter that directs the local government unit or nonprofit to obtain a preliminary assessment report of the project site, prepared in accordance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26E. Upon receipt of the preliminary assessment report, Green Acres shall determine if the report complies with the Technical Requirements for Site Remediation and shall notify the local government unit or nonprofit as follows:

- If the preliminary assessment report does not comply, Green Acres will send the local government unit or nonprofit a deficiency letter identifying the additional information that must be submitted by an established deadline.
- If the preliminary assessment report complies and does not identify any areas of concern, as defined under the Technical Requirements for Site Remediation, Green Acres shall send the local government unit or nonprofit a letter acknowledging the sufficiency of the preliminary assessment report. The local government unit or nonprofit must then certify, within 30 days, that it has

reviewed the preliminary assessment report and has determined to proceed with the acquisition or development of the project site. Green Acres shall not disburse any funding until it is in receipt of this certification.

- If the preliminary assessment report complies and identifies one or more areas of concern, as defined under the Technical Requirements for Site Remediation, Green Acres will send a letter notifying the local government unit or nonprofit that the areas of concern must be addressed to the Department's satisfaction before Green Acres will disburse any funding for the project site.

Once the areas of concern have been addressed to the Department's satisfaction, the local government unit shall submit evidence of such to Green Acres. Once Green Acres has reviewed and approved the local government unit's submission, Green Acres shall send the local government unit a letter of sufficiency. The local government unit or nonprofit must then certify, within 30 days, that it has reviewed the preliminary assessment report and the manner in which the areas of concern have been addressed, and has determined to proceed with the acquisition or development of the project site. Green Acres shall not disburse any funding until it is in receipt of this certification.